

DESCRIPTION

**** TWO BEDROOMS + ATTIC ROOM ** IDEAL FOR FIRST TIME BUYERS & INVESTORS ** LEASEHOLD ****

This charming mid-terraced home, perfect for first-time buyers or savvy investors, is ideally located just a 2-minute drive from Burnley town centre. The property features an additional attic room that offers versatile extra space, ideal for a home office, guest room or hobby area.

On the ground floor, you'll find two spacious reception rooms that provide ample living and dining space, perfect for entertaining or relaxing with family. The fitted kitchen is well-equipped and ready for your culinary adventures.

Moving to the first floor, there are two comfortable bedrooms and a main family bathroom. The property also boasts UPVC double glazing for improved energy efficiency and gas central heating to ensure year-round comfort.

Situated close to local supermarkets, daily shopping is both convenient and easy. This home presents a fantastic opportunity to own a comfortable and conveniently located property. Whether you're stepping onto the property ladder for the first time or looking for a solid investment, this mid-terraced house is sure to meet your needs.

Don't miss out on this excellent chance—contact us today to arrange a viewing!







 **BRITISH
PROPERTY
AWARDS**
2023 **GOLD WINNER**
ESTATE AGENT
IN BURNLEY

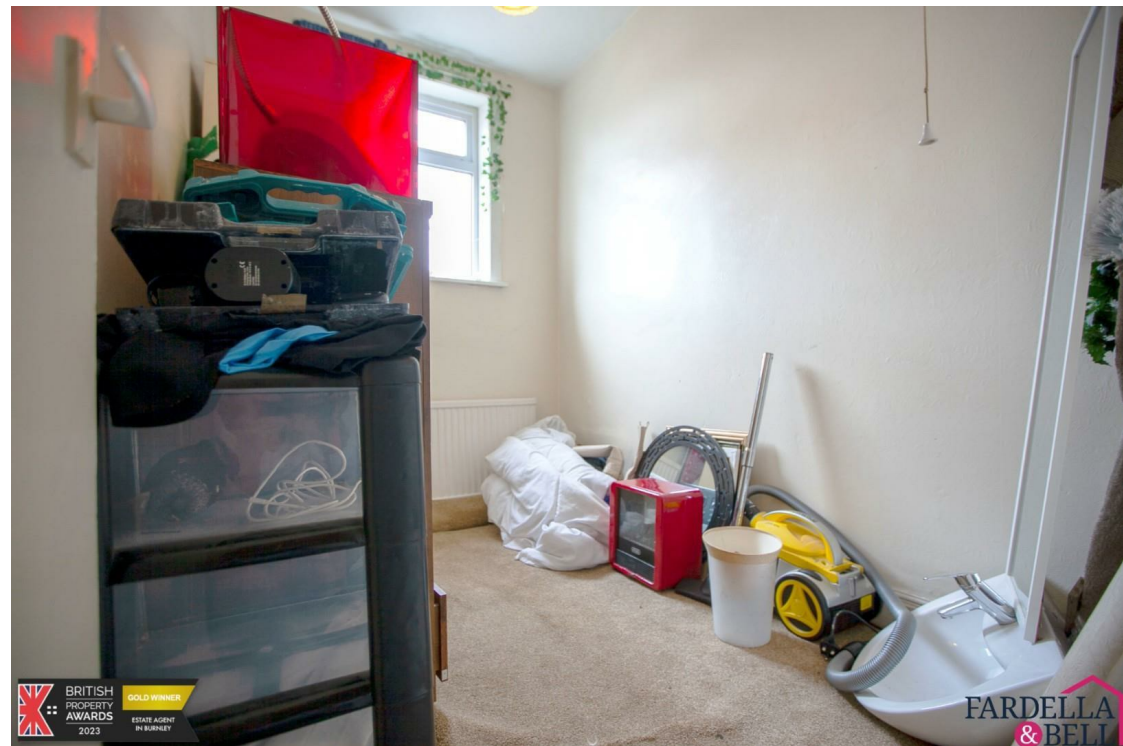


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FARDELLA
& BELL



Reception room one 11'8 x 11'9

Gas fire, radiator, ceiling light point and fitted carpet.

Reception room two 11'8 x 11'9

Fitted carpet, radiator, ceiling light point, electric fire with wooden mantle and uPVC double glazed window.

Kitchen 15'1 x 4'5

Mix of wall and base units, electric hob, oven, overhead extractor point, two ceiling light points, fridge / freezer, partially tiled walls, washing machine point, dryer point, chrome sink with chrome taps, uPVC double glazed window and electrical sockets for work top appliances.

Landing 9'3 x 5'0

Ceiling light point, smoke alarm and fitted carpet.

Bedroom one 10'7 x 11'9

Fitted carpet, uPVC double glazed window, ceiling light point and fitted storage.

Bedroom two 8'9 x 5'7

Ceiling light point, uPVC double glazed window and radiator.

Bathroom 8'7 x 4'3

Vinyl flooring, radiator, uPVC double glazed window, ceiling light point, pedestal sink with chrome mixer tap, WC, shower enclosure with mains fed shower and partially tiled walls.

Attic room 11'9 x 9'8

Ceiling light point, smoke alarm and fitted carpet.

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Leasehold' and the Council Tax Band is 'A'

999 Years from 01/11/1907 - £1.10 annual ground rent.

Parking - On Street

Rights and easements – Unknown by vendor

Restrictions – Unknown by vendor

Building safety – No visible risks

Accessibility/Adaptations – Adaptations made to attic to convert to a useable space.

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by vendor

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Disclaimer

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the

seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes

before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be

given or implied as to their working order

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Viewings on Brochure


Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

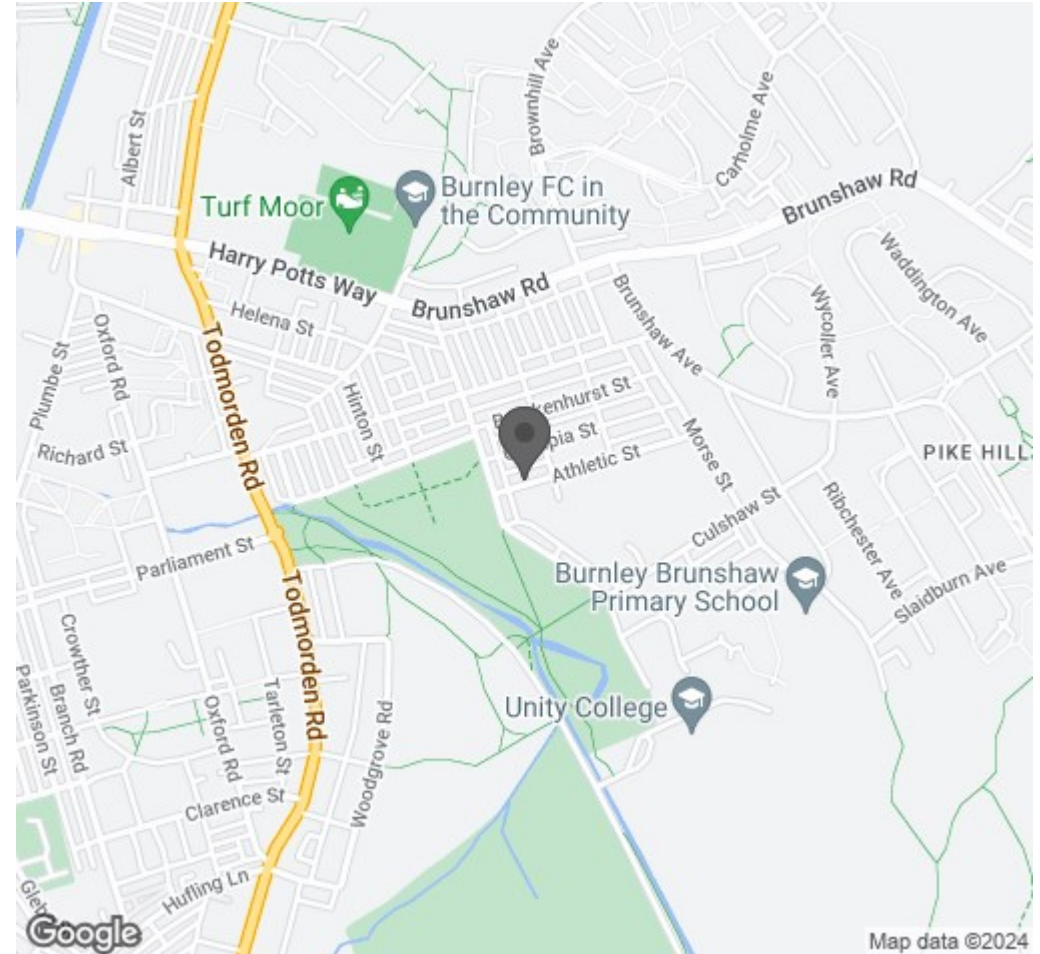
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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